

UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF CALIFORNIA

VALINOR HOLDINGS, LLC,  
Plaintiff,  
v.  
VIVIAN J. TOLIVER,  
Defendant.

No. 2:25-cv-00742-DAD-SCR (PS)

ORDER SUA SPONTE REMANDING CASE  
TO SACRAMENTO COUNTY SUPERIOR  
COURT

(Doc. No. 1)

This is an unlawful detainer action brought under California state law by plaintiff Valinor Holdings, LLC. On March 4, 2025, defendant, proceeding *pro se*, removed this case to this federal court from the Sacramento County Superior Court.<sup>1</sup> (Doc. No. 1.) According to defendant, removal is proper because this action purportedly arises under federal law. (*Id.* at 3.)

A district court has “a duty to establish subject matter jurisdiction over the removed action *sua sponte*, whether the parties raised the issue or not.” *United Investors Life Ins. Co. v. Waddell & Reed, Inc.*, 360 F.3d 960, 967 (9th Cir. 2004). The removal statute, 28 U.S.C. § 1441, is strictly construed against removal jurisdiction. *Geographic Expeditions, Inc. v. Estate of Lhotka*, 599 F.3d 1102, 1107 (9th Cir. 2010). It is presumed that a case lies outside the limited

---

<sup>1</sup> The case number of this action in the Sacramento County Superior Court is 24UD001984. (Doc. No. 1 at 8.)

1 jurisdiction of the federal courts, and the burden of establishing the contrary rests upon the party  
2 asserting jurisdiction. *Geographic Expeditions*, 599 F.3d at 1106–07. In addition, “the existence  
3 of federal jurisdiction depends solely on the plaintiff’s claims for relief and not on anticipated  
4 defenses to those claims.” *ARCO Envtl. Remediation, LLC v. Dep’t of Health & Envtl. Quality*,  
5 213 F.3d 1108, 1113 (9th Cir. 2000). “The strong presumption against removal jurisdiction”  
6 means that “the court resolves all ambiguity in favor of remand to state court.” *Hunter v. Philip*  
7 *Morris USA*, 582 F.3d 1039, 1042 (9th Cir. 2009). That is, federal jurisdiction over a removed  
8 case “must be rejected if there is any doubt as to the right of removal in the first instance.”  
9 *Geographic Expeditions*, 599 F.3d at 1107. “If at any time prior to judgment it appears that the  
10 district court lacks subject matter jurisdiction, the case shall be remanded.” 28 U.S.C. § 1447(c);  
11 *Gibson v. Chrysler Corp.*, 261 F.3d 927, 932 (9th Cir. 2001). Remand under 28 U.S.C. § 1447(c)  
12 “is mandatory, not discretionary.” *Brunsv v. NCUA*, 122 F.3d 1251, 1257 (9th Cir. 1997); *see also*  
13 *California ex. rel. Lockyer v. Dynegy, Inc.*, 375 F.3d 831, 838 (9th Cir. 2004). Where it appears,  
14 as it does here, that the district court lacks subject matter jurisdiction over a removed case, “the  
15 case shall be remanded.” 28 U.S.C. § 1447(c).

16 “The presence or absence of federal question jurisdiction is governed by the ‘well-pleaded  
17 complaint rule,’ which provides that federal jurisdiction exists only when a federal question is  
18 presented on the face of the plaintiff’s properly pleaded complaint.” *California v. United States*,  
19 215 F.3d 1005, 1014 (9th Cir. 2000); *see also Dynegy*, 375 F.3d at 838. Under the well-pleaded  
20 complaint rule, courts look to what “necessarily appears in the plaintiff’s statement of his own  
21 claim in the bill or declaration, unaided by anything in anticipation of avoidance of defenses  
22 which it is thought the defendant may interpose.” *California*, 215 F.3d at 1014. Accordingly, “a  
23 case may not be removed on the basis of a federal defense . . . even if the defense is anticipated in  
24 the plaintiff’s complaint and both parties concede that the federal defense is the only question  
25 truly at issue.” *Caterpillar, Inc. v. Williams*, 482 U.S. 386, 392 (1987); *see also Vaden v.*  
26 *Discover Bank*, 556 U.S. 49, 70 (2009) (“It does not suffice to show that a federal question lurks  
27 somewhere inside the parties’ controversy, or that a defense or counterclaim would arise under  
28 federal law.”).

1       Here, defendant has not shown that removal of this action to this federal court is  
2 appropriate. Plaintiff's complaint in this case is a straight-forward unlawful detainer action that is  
3 based entirely on state law. (Doc. No. 1 at 8–10.) There is no federal question present in the  
4 complaint. (*Id.*) Moreover, even assuming that defendant can assert a federal defense or  
5 counterclaim, she cannot use that as the basis for removal because the defensive invocation of  
6 federal law cannot form the basis of this court's jurisdiction. *See Vaden*, 556 U.S. at 70;  
7 *Caterpillar*, 482 U.S. at 392; *California*, 215 F.3d at 1014.

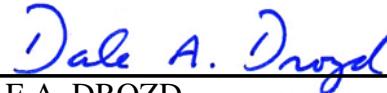
8       Because there is no federal question appearing in plaintiff's complaint in this case,  
9 defendant has failed to properly invoke this court's jurisdiction. Remand of this case to the  
10 Sacramento County Superior Court is appropriate and mandatory. 28 U.S.C. § 1447(c);  
11 *Geographic Expeditions*, 559 F.3d at 1107; *Bruns*, 122 F.3d at 1257.

12      Accordingly,

13      1.     This action is REMANDED forthwith to the Sacramento County Superior Court,  
14                   pursuant to 28 U.S.C. § 1447(c), for lack of subject matter jurisdiction; and  
15      2.     The Clerk of the Court is directed to CLOSE this case.

16      IT IS SO ORDERED.

17      Dated: March 5, 2025

  
DALE A. DROZD  
UNITED STATES DISTRICT JUDGE

18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28